



PURSUANT TO THE GOVERNOR'S LATEST EXECUTIVE ORDER, IN-PERSON ATTENDANCE WILL BE LIMITED TO 10 PEOPLE.

MEETING WILL BE LIVE STREAMED ON YOUTUBE: [Page County, Virginia- YouTube](#)

AGENDA

Page County Planning Commission

Regular Meeting

Board of Supervisors Room- County Government Center

103 South Court Street, Luray, VA 22835

May 11, 2021- 7:00 p.m.

Call to Order

- A. Pledge of Allegiance
- B. Moment of Silence
- C. Microphone Reminder

Adoption of Agenda

Public Hearing

- A. Annita Foltz- Special Use Permit Application

Tracy Clatterbuck

Citizen Comments on Agenda Items

New Business

None

Unfinished Business

None

Open Citizen Comment Period

Chairman's Report

Clerk's Report

Adjourn



County of Page, Virginia
Planning & Community Development
103 South Court St., Suite B
Luray, VA 22835

TO: Page County Planning Commission

FROM: Tracy Clatterbuck, Zoning Administrator

SUBJECT: Annita Foltz- Special Use Permit Public Hearing

DATE: May 7, 2021

SUMMARY:

Special use permit (SUP) to operate a dog breeding business.

BACKGROUND:

Annita Foltz has filed an application for a SUP to operate a dog breeding business located at 522 Riverbend Road, Stanley, VA. The parcel is identified by tax map number 69-A-106, contains .606 acres, and is currently zoned as Agriculture (A-1). The property is improved with a single-family dwelling, detached garage, and two dog kennels (8x10 & 10x12). The applicant also owns tax map number 69-A-106A, containing .075 acres, also zoned as Agriculture (A-1) which adjoins the above listed parcel.

Pursuant to § 125-4 of the Page County Zoning Ordinance, *Pet Grooming, Boarding and Breeding*, is defined as:

“A commercial facility where a pet animal may be cleaned, styled or have its appearance maintained, that cares for or houses pet animals in the absence of the owner, or that engages in the vocation of mating carefully selected specimens of the same breed to reproduce specific, consistently replicable qualities and characteristics.”

Under § 125-10.D(13) of the Page County Zoning Ordinance, *Veterinarian clinics, pet grooming, boarding and breeding of animals* is only permitted by special use permit.

OTHER AGENCY COMMENTS:

Virginia Department of Transportation (VDOT) – Per James Craun with VDOT, “this proposed use should not have any adverse effect to the Vdot right of way.”

Health Department- Per Herbert Cormier with the Health Department, “...This Health Department has no objections to the operation of a proposed dog breeding operation...”

Building Official- Per James Campbell, Page County Building Official, “no objection.”

ADJOINING PROPERTY OWNERS:

Adjoining and adjacent property owners were notified as required by the Code of Virginia. Any comments received will be provided at the public hearing.

PAGE COUNTY COMPREHENSIVE PLAN:

This property falls within the “Agricultural Protection Tier” and into the designation of “Prime Farmland”.

Chapter 3, Goal 6, Section 6.2 states, “Encourage economic growth that is compatible with the County’s rural character while generating a positive net cash flow for the county.” Due to the low impact, the proposed business would not change the character of the property.

FISCAL IMPACT:

The applicant will be required to maintain a Page County business license which will result in additional tax revenue for Page County.

MOTION(S):

I move that the Page County Planning Commission recommend approval of Annita Foltz’s special use permit to operate a dog breeding business with the attached conditions on the above- described property.

ATTACHMENTS:

SUP Application Packet
SUP draft conditions



County of Page, Virginia
Planning & Community Development
103 South Court St., Suite B
Luray, VA 22835

SPECIAL USE PERMIT

Applicant: Annita Foltz
Tax Map #'s: 69-A-106 and 69-A-106A
Purpose: Dog Breeding Business

APPROVED _____ DENIED _____
By the Page County Board of Supervisors on _____.

1. THIS SPECIAL USE PERMIT IS TRANSFERABLE, IT WILL MEET THE REQUIREMENTS IN AND HAVE PRIVILEGES PROVIDED FOR IN THE PAGE COUNTY ZONING ORDINANCE, AND ANY ORDINANCE AMENDMENTS FOR THE PERIOD SET FORTH WITHIN THE PARAMETERS IN THIS SPECIAL USE PERMIT. THE SPECIAL USE PERMIT SHALL REMAIN WITH THE PROPERTY FOR A PERIOD OF FIFTY (50) YEARS.
2. ANNITA FOLTZ, OR ITS SUCCESSOR AND/OR ASSIGNS, SHALL BE IN COMPLIANCE WITH ALL COUNTY ORDINANCES, THE UNIFORM STATEWIDE BUILDING CODE, AND ALL STATE AND FEDERAL AGENCY REGULATIONS.
3. THE OWNER SHALL APPLY FOR AND MAINTAIN A VALID PAGE COUNTY BUSINESS LICENSE TO OPERATE THE BUSINESS.
4. ANY LIGHTING THAT IS PROVIDED ON THE PROPERTY WILL BE DIRECTED DOWNWARDS, SO AS NOT TO PRODUCE A GLARE ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.
5. THIS SPECIAL USE PERMIT MAY BE REVOKED UPON MATERIAL NONCOMPLIANCE WITH THE TERMS OF THE PERMIT, OR UPON VIOLATION OF ANY OTHER RELEVANT TERMS OF THE ZONING ORDINANCE OR ANY OTHER ORDINANCES OF THE COUNTY OF PAGE, VIRGINIA. HOWEVER, PRIOR TO THE COMMENCEMENT OF ANY ACTION TO REVOKE THIS PERMIT, THE COUNTY SHALL NOTIFY THE PERMIT HOLDER IN WRITING OF THE MATERIAL IN NONCOMPLIANCE OR VIOLATION, AND THE PERMIT HOLDER SHALL HAVE THIRTY (30) DAYS THEREAFTER TO CURE THE MATERIAL NON-COMPLIANCE OR VIOLATION. THE NOTICE SHALL BE DEEMED GIVEN WHEN HAND DELIVERED TO THE PERMIT HOLDER OR WHEN MAILED BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, TO THE PERMIT HOLDER.
6. ANY CHANGE OF USE OR EXPANSION OF SERVICES NOT INCLUDED IN THIS SPECIAL USE PERMIT WILL REQUIRE AN ADDITIONAL, NEW, OR MODIFIED SPECIAL USE PERMIT

AS REQUIRED BY THE PAGE COUNTY ZONING ORDINANCE AT THAT TIME.

7. THE ZONING ADMINISTRATOR OR THEIR DESIGNATED REPRESENTATIVE MAY VISIT THE SITE AT ANY TIME TO ENSURE COMPLIANCE WITH THE SPECIAL USE PERMIT.

I (we) the undersigned owner(s)/occupant(s) understand and agree to the foregoing conditions of this special use permit. I further understand that this special use permit may be reviewed on a yearly basis or at any time, the county determines necessary to ensure the compliance with and enforcement of all applicable conditions, codes, and regulations.

Owner(s)/Occupant(s)

Date

Board of Supervisors Chairman

Date

County Administrator

Date

DATE RECEIVED: 3/25/21 FOR OFFICE USE ONLY: DENSITY RANGE: Medium-Light
AMOUNT PAID: 5500 RECEIPT #: Cr. Cld.

Updated 08/2018

I (we), the undersigned, do hereby certify that the above information is correct and true. I (we) further understand that in granting approval of this application, the Board of Supervisors may require that I (we) comply with certain conditions and that such approval shall not be considered valid until these conditions are met. *Please refer to the attached "Power of Attorney" form for those applicants that desire to have a spokesperson, who is not the property owner, represent the application and property.*

Signature of Owner: Quinda M. Jantz

Signature of Applicant: Quinda M. Jantz

COMMENTS BY PLANNING AND COMMUNITY DEVELOPMENT OFFICE:

ZONING ADMINISTRATOR

DATE

Submit names and complete mailing addresses of ALL adjoining property owners, including property owners across any road or right-of-way (Continue on separate sheet if needed).

Note: Names and address of property owners may be found in the Real Estate and Land Use Office at the Commissioner of Revenue's Office.

NAME

ADDRESS

Dave Leresche

550 Riverbend Rd Stanley

ADJOINING PROPERTY OWNER VERIFICATION:

AS APPLICANT FOR THIS SPECIAL USE PERMIT REQUEST,

I Annita Foltz (Name)

HEREBY ACKNOWLEDGE THAT I HAVE FAITHFULLY AND CORRECTLY PROVIDED NAMES AND COMPLETE MAILING ADDRESSES OF ALL MY ADJOINING PROPERTY OWNERS AND THOSE DIRECTLY ACROSS THE ROAD OR RIGHT-OF-WAY. I UNDERSTAND THAT FAILURE TO PROVIDE ALL ADJOINING PROPERTY OWNERS WILL LEAVE ME LIABLE FOR ADDITIONAL COSTS FOR RE-ADVERTISEMENT AND NOTICES MAILED AND THAT MY REQUEST COULD BE DELAYED UNTIL PROPER NOTIFICATION HAS BEEN GIVEN TO ALL ADJOINING PROPERTY OWNERS AND THOSE PROPERTY OWNERS ACROSS THE ROAD OR RIGHT-OF-WAY.

3-11-2021
DATE

Annita M. Foltz
SIGNATURE OF APPLICANT

Fultz
69-A-106

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW BEFORE
SUBMITTING THIS APPLICATION TO THE PLANNING AND COMMUNITY DEVELOPMENT
DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION- HARRISONBURG RESIDENCY
3536 NORTH VALLEY PIKE
HARRISONBURG, VIRGINIA 22802
(540) 434-2587

This proposed use should not have any adverse
effect to the Vdot right of way

3-18-21
DATE

[Signature]
VDOT OFFICIAL

PAGE COUNTY HEALTH DEPARTMENT
75 COURT LANE
LURAY, VIRGINIA 22835
(540) 743-6528

DATE

HEALTH OFFICIAL

PAGE COUNTY BUILDING OFFICIAL
103 S COURT STREET, SUITE B
LURAY, VIRGINIA 22835
(540) 743-6674

DATE

BUILDING OFFICIAL

SUBDIVISION PROPERTY OWNERS ASSOCIATION

DATE

PRESIDENT OR SECRETARY



HARRISONBURG RESIDENCY
LAND USE MEMORANDUM

DATE: March 18, 2021
TO: Tracey Clatterbuck, Page County Zoning Administrator
FROM: James Craun, Permit & Subdivision Specialist
RE: Foltz – Special Use

Tracey,
VDOT has reviewed the following Special Use Permit application and comments have been provided as noted:

Applicant: Anita Foltz **Landowner:** Same
Site Address: 522 Riverbend Road, Stanley **Tax Map#:** 69-(A)-106 **Ph:** (540)652-2085

Request:

Applicant is proposing to have a dog breeding service.

VDOT Site Specific Comments:

This property is served by an existing private entrance on to Rt. 615 (Riverbend Road). This entrance meets vdot minimum requirements. The proposed use should not have any adverse effect to the vdot right of way.

VDOT General Comments:

Should the safety, use, or maintenance level of any existing or proposed entrance to a VDOT maintained highway change in the future, VDOT reserves the right to require additional modifications as warranted by the site specific conditions.

If any work is required on VDOT right-of-way, a VDOT Land Use Permit is required. The permit is issued through the Harrisonburg Residency office.

Please feel free to contact me if you have any questions or comments.

Sincerely,

James Craun | VDOT Permit & Subdivision Specialist

**BUSINESS LICENSE ENTRANCE REVIEW****Harrisonburg Residency**Date: 1/20/20

Applicant Name: Annita Foltz
Address: 522 Riverbend Road City, St: Stanley, Va. Zip Code: 22851
Telephone: (540) 652-2085 Email: Annita.foltz1991@gmail.com
State Route: 615 County: Page County
Tax Map #: 69-A-106

Proposed Use: Dog Breeding at 522
Riverbend Road (Rt. 615)

No. of Employees including Applicant: 1
No. of Customers or Clients: 40/Year

Is there any objection to the issuance of a Home Business Permit? ☒ NO ☐ YES

- ☐ - The applicant has obtained a VDOT Land Use Permit to construct a new entrance or modify an existing entrance.
- ☒ - The structure is served by an existing entrance and a Land Use Permit is not required.
- ☐ - Other (Describe Below)

Other Comments:

VDOT General Comments:

Should the safety, use, or maintenance level of any existing or proposed entrance to a VDOT maintained highway change in the future, VDOT reserves the right to require additional modifications as warranted by the site specific conditions.

If any work is required on VDOT right-of-way, a VDOT Land Use Permit is required. The permit is issued through Harrisonburg Residency office.

Reviewer: Jeff Nicely

Title: Permit & Subdivision Specialist

Signature: 

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW BEFORE
SUBMITTING THIS APPLICATION TO THE PLANNING AND COMMUNITY DEVELOPMENT
DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION- HARRISONBURG RESIDENCY
3536 NORTH VALLEY PIKE
HARRISONBURG, VIRGINIA 22802
(540) 434-2587

DATE

VDOT OFFICIAL

PAGE COUNTY HEALTH DEPARTMENT
75 COURT LANE
LURAY, VIRGINIA 22835
(540) 743-6528

See attached comments dated 3/19/2021.

3/19/2021
DATE

Wade R. Rini
HEALTH OFFICIAL

PAGE COUNTY BUILDING OFFICIAL
103 S COURT STREET, SUITE B
LURAY, VIRGINIA 22835
(540) 743-6674

DATE

BUILDING OFFICIAL

SUBDIVISION PROPERTY OWNERS ASSOCIATION

DATE

PRESIDENT OR SECRETARY



Lord Fairfax Health District

Page County Health Department
75 Court Lane
Luray, Virginia 22835
Tel. (540) 743 - 6528 ~ Fax (540) 743 - 3811
www.vdh.virginia.gov



March 19, 2021

Agency Comments:

This Health Department has reviewed the request for comments for a Special Use Permit to operate two proposed dog breeding kennels, one 8' X 10' and the other 10' X 12' in size. The residence is owned by Anita Foltz, who resides at 522 Riverbend Rd., Stanley, VA 22851, Tax Map #: 69-A-106. The applicant states in the application that the facility will receive about 40 customers a year. Based upon information provided to this Health Department by means of a phone conversation with the applicant, the average time of interaction with customers will consist of no more than 15 minutes. Also, bathroom facilities within the home will not be available to customers. Therefore, this Health Department has no objections to the operation of a proposed dog breeding operation. If at any time in the future, the applicant should decide to expand operations, this Health Department is available to provide guidance concerning compliance with VDH guidelines and regulations.

Questions about any part of this correspondence can be directed to me at (540) 459-6965 or (540) 459-3733. I will be happy to assist you in any way that I can.

Page 2

EH Supervisor Signature Herbert Cornier Date 3/19/2021

Cc: Annita Foltz

Pc: PCHD file

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW **BEFORE**
SUBMITTING THIS APPLICATION TO THE PLANNING AND COMMUNITY DEVELOPMENT
DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION- HARRISONBURG RESIDENCY
3536 NORTH VALLEY PIKE
HARRISONBURG, VIRGINIA 22802
(540) 434-2587

Attached

DATE

VDOT OFFICIAL

PAGE COUNTY HEALTH DEPARTMENT
75 COURT LANE
LURAY, VIRGINIA 22835
(540) 743-6528

Attached

DATE

HEALTH OFFICIAL

PAGE COUNTY BUILDING OFFICIAL
103 S COURT STREET, SUITE B
LURAY, VIRGINIA 22835
(540) 743-6674

No objection

DATE

3/23/21

BUILDING OFFICIAL

Joe Campbell

SUBDIVISION PROPERTY OWNERS ASSOCIATION

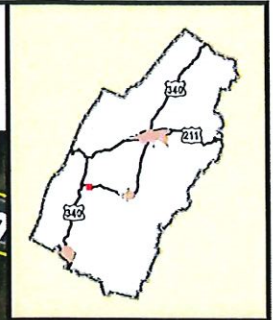
N/A

DATE

PRESIDENT OR SECRETARY



Tax Map 69-((A))-106 Aerial Imagery (2018)



March 17, 2021
Page County GIS Department
2018 VGIN Aerial Imagery
Reference Use Only
Any determination of topography or contours,
or any depiction of physical improvements,
property lines or boundaries is for general
information only and shall not be used for the
design, modification, or construction of
improvements to real property or for flood
plain determination.

Legend

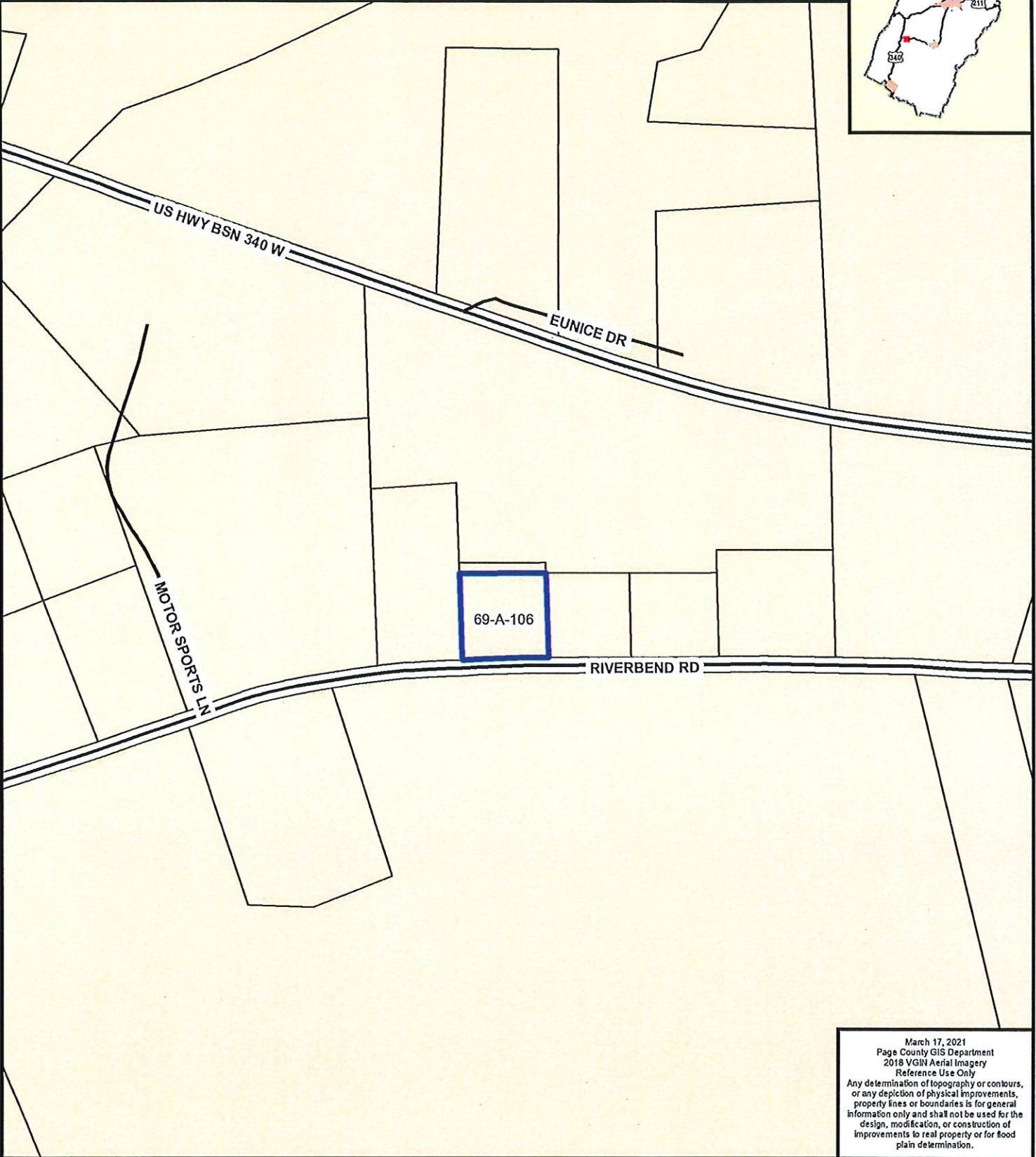
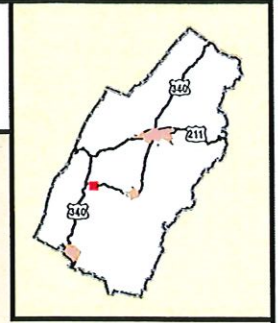
- Roads
- 69-((A))-106
- Other Lots

0 100 200 400 Feet





Tax Map 69-((A))-106 Zoning



March 17, 2021
Page County GIS Department
2018 VGIN Aerial Imagery
Reference Use Only
Any determination of topography or contours,
or any depiction of physical improvements,
property lines or boundaries is for general
information only and shall not be used for the
design, modification, or construction of
improvements to real property or for flood
plain determination.

Legend

- | | |
|--------------|-----------------------|
| — Roads | Current Zoning |
| 69-((A))-106 | Agricultural |
| Other Lots | |

0 200 400 800 Feet



125-4 of the Page County Zoning Ordinance:

PET GROOMING, BOARDING AND BREEDING

A commercial facility where a pet animal may be cleaned, styled or have its appearance maintained, that cares for or houses pet animals in the absence of the owner, or that engages in the vocation of mating carefully selected specimens of the same breed to reproduce specific, consistently replicable qualities and characteristics.

§ 125-10. Agriculture (A-1). [Amended 4-8-1991; 4-12-1993; 9-9-1996; 5-11-1999; 7-13-1999; 2-12-2002; 6-10-2003; 6-21-2005; 12-19-2006; 3-18-2008; 12-16-2008; 4-21-2009; 6-16-2009; 10-20-2009; 4-20-2010; 9-18-2012; 9-16-2014; 2-7-2017]

- A. Statement of intent. This district is intended to preserve the character of those portions of the County where agricultural and other low-intensity uses predominate. To ensure the success of the above goal, it is necessary to maintain a relatively low density of development. The permitted uses should include mainly agriculture and related uses. Generally, soils in these areas are well suited for agricultural purposes. As agricultural land is a primary resource and economic asset of the County, it must be preserved to the greatest extent possible. Very low-density development may be permitted in this area, but agricultural preservation is the primary intent of this district.
- B. Permitted uses shall be as follows:
- (1) Agriculture.
 - (2) Wayside or roadside stand or market.
 - (3) Forest, scenic and wildlife preserves and conservation areas.
 - (4) Single-family detached dwellings.
 - (5) Cemeteries; police, fire and rescue squad stations; other essential public services.
 - (6) Portable sawmills, portable chipping mills, and portable shaving mills.
 - (7) Electric facilities operating at 40 kilovolts or below.
 - (8) Bed-and-breakfast establishments and short-term tourist rentals, subject to the provisions of § 125-30.21. **[Amended 8-1-2017]**
 - (9) Manufactured homes and individual mobile homes.
 - (10) Confined feeding operations pursuant to the requirements of Article VI of this chapter and pursuant to all other provisions of this chapter.
 - (11) Only one permitted principal residential structure shall be allowed on any lot, tract or parcel of land.
 - (12) Town of Luray Wastewater Facility.

(13) Distilleries which are licensed by the Commonwealth in accordance with the Virginia Alcoholic Beverage Control Act, or other Virginia laws, as amended, from time to time. There shall be a limit of 5,000 gallons per year. The applicant shall provide a measured site sketch of the property, including but not limited to parking, and the building used to house the operation. Anything above and beyond the gallons allowed or activity allowed will require a special use permit.

(14) Farmers market. **[Added 6-5-2018]**

(15) Greenhouse retail sales. **[Added 6-5-2018]**

(16) Brewery. **[Added 6-5-2018]**

(17) Winery. **[Added 6-5-2018]**

(18) Aircraft maintenance facilities, avionics repair facilities, aviation terminal buildings, and any other buildings and/or structures related to aviation that are adjacent to and under the control of a public use airport. **[Added 5-19-2020]**

C. Permitted accessory uses located on the same lot with the permitted principal use shall be as follows:

- (1) Private garage or private parking area.
- (2) Signs pursuant to § 125-20.
- (3) Home occupations pursuant to § 125-15.
- (4) Customary accessory uses and buildings, provided that they are clearly incidental to the principal use pursuant to § 125-16.
- (5) Guesthouse, as defined in § 125-4.
- (6) Family day home (less than five unrelated children).
- (7) Small system wind energy facility.
- (8) Windmill.

D. Uses permitted by special permit shall be as follows:

- (1) Lodges or clubs for climbing, hunting, fishing, gunning, nature observation or other similar recreation purposes pursuant to § 125-22.
- (2) Commercial outdoor recreation areas and facilities: parks (except amusement parks), playgrounds, picnic grounds,

- swimming clubs, country clubs, golf courses and driving ranges, miniature golf courses; archery; laser tag; paintball; and other similar uses, all pursuant to § 125-22.
- (3) Publicly owned sanitary landfills which meet all federal, state and County requirements.
 - (4) Recreational trailer camps pursuant to § 125-19.
 - (5) Airstrips meeting all federal, state and County requirements and not to be closer than 1,000 feet from a residential district boundary. All airstrips shall meet requirements as established in § 125-26.
 - (6) Electric facilities operating above 40 kilovolts.
 - (7) Churches and public schools.
 - (8) Professional offices, not higher than two stories and not exceeding 5,000 square feet in area, by special use permit.
 - (9) Outdoor commercial recreation areas and facilities: camps and campgrounds pursuant to § 125-66.
 - (10) Pole-designed tower facilities or pole-designed structures not to exceed 100 feet in height with a minimum setback from all property lines of 200 feet, to be used for the primary purpose of communications, including, by way of illustration but not limited to, the following: telephone, radio, television, cable, and signal by special use permit.
 - (11) Commercial sawmills, commercial chipping mills, and commercial shaving mills pursuant to § 125-30.4.
 - (12) Commercial workshops as defined in § 125-4.
 - (13) Veterinarian clinics, pet grooming, boarding and breeding of animals as defined in § 125-4.
 - (14) Family day home (five or more unrelated children) pursuant to § 125-30.6.
 - (15) Wholesale businesses and storage warehouses within "confined poultry feeding operation" buildings constructed prior to October 1, 2009. Storage of personal property of the property owner and all agricultural uses are exempt.
 - (16) Banquet facility and event facility.
 - (17) (Reserved)¹

(18) (Reserved)²

(19) Self-storage unit.

(20) Farm implements sales with or without service facilities.

(21) Indoor and outdoor shooting ranges.

(22) Auto repair service facility/public garage.

(23) (Reserved)³

(24) (Reserved)⁴

(25) Commercial parking facilities. **[Added 3-17-2020]**

- E. Minimum lot size shall be as follows: area: 1 3/4 acres; width at setback line: 150 feet.
- F. Minimum yard dimensions shall be as follows: front yard: 50 feet, except cul-de-sac lots may be 70 feet; each side yard: 20 feet; rear yard: 50 feet.
- G. Maximum building coverage and height shall be as follows: maximum building coverage: 10%; maximum height from average grade: 35 feet/2 1/2 stories. All accessory buildings shall be less than the main building in height, except as provided in § 125-14D.
- H. Any new structure designed to be occupied as a residence, church, school, community center or commercial business establishment or industry or any other structure designed for public occupancy shall not be located closer than 300 feet from any confined feeding operation as defined in § 125-32, Article VI, of this chapter.
- I. All wells in Agricultural Zoned Districts shall be a Class III "B" well and shall maintain a fifty-foot setback from all property lines adjacent to parcel(s) three acres or larger that are used for an agricultural operation, as defined in § 3.1-22.29(B), Code of Virginia (1950), as amended.⁵ A variance may be sought through

1. Editor's Note: Former Subsection D(17), Farmers market, was repealed 6-5-2018; see now Subsection B(14).

2. Editor's Note: Former Subsection D(18), Greenhouse, was repealed 6-5-2018; see now Subsection B(15).

3. Editor's Note: Former Subsection D(23), Brewery, was repealed 6-5-2018; see now Subsection B(16).

4. Editor's Note: Former Subsection D(24), Winery, was repealed 6-5-2018; see now Subsection B(17). Former Subsection D(25), Air bed-and-breakfast establishments, which immediately followed this subsection, was repealed 8-1-2017.

5. Editor's Note: See now Code of Virginia, § 3.2-300.

the Page County Board of Zoning Appeals for a well location closer than 50 feet to the property line if either of the following criteria listed can be achieved: i) the owner of the adjacent property that is used for an agricultural operation may grant written permission for construction within 50 feet of the property line; or ii) certification by the Page County Health Department that no other site on the property complies with zoning regulations for the construction of a private well. If approved, a variance conveyance form, which is part of the Page County appeal/variance application, must be recorded at the Page County Circuit Court within 90 days of the approval. Failed private drinking water wells that must be replaced by order of the local health department shall follow state health regulations for determining a site for a new well and are exempt from adhering to the foregoing variance procedure.

- J. Site plan. Before obtaining a zoning permit for the uses listed within this district either as a permitted use, accessory use or by special use permit a site plan shall be submitted with the zoning application (prior to construction). The site plan should include:
- (1) Boundary of the parcel with project name, tax map number, and owner name and contact information.
 - (2) Building location and setbacks from property lines.
 - (3) Parking spaces.
 - (4) Proposed signs.
 - (5) Lighting with a description.